

**Brunswick Planning Commission**  
**Minutes**  
**April 28, 2003**

**Commission Members Present:** Chair Ed Gladstone, Sec Connie Koenig, Council Liaison Walt Stull, Wayne Dougherty, and Ellis Burruss, Alternate

**Mayor & Council Present:** None.

**Staff Present:** City P & Z Administrator Rick Stup and County Planning Liaison Carole Larsen

Chairman Gladstone called the meeting to order at 7:00 PM.

**Minutes**

The minutes of March 24, 2003 meeting were reviewed and approved with minor typographic corrections to be made by Staff. (MOTION by Mr. Stull and seconded by Mr. Burruss, unanimously passed.)

**Chairman**

Mr. Gladstone requested that Rick discuss the swearing in of witness as required by a recent court case. After some discussion, it was stated that any person to give testimony on cases that are decided by the Planning Commission will be required to be sworn in, in accordance with the City Attorney's recommendation.

**Old Business**

Mr. Stup announced that the Design Guidelines and Development Principles were adopted by the Mayor and Council at their April 22, 2003 Meeting. Copies will be distributed to the Commission once printed.

At Ms. Koenig's request Mr. Stup gave an update on the Hunter's Knoll Specimen Champion Tree inquiry. Also, discussed was the Developer's compliance with Planning Commission Conditions of Approval. While the plans were all signed and most improvements completed, Staff will investigate Improvement Plan Compliance as the Zoning Certificate Applications are submitted. In addition, guarantees of Public Improvements will not be released without compliance.

Mr. Stull requested an update for the Commission on the DVL H Street sidewalk issue. Mr. Stup explained the several complaints, PWA language and the letter sent to the Developer. Staff will attempt to obtain a schedule of construction and take required action for compliance.

## **New Business**

### **Zoning – Concept Plans**

**Reed's Car Wash** - Request for Planning Commission input on a Concept Plan for the expansion of the existing restaurant to add additional seats and office space, and two residential apartments on the second floor of the addition, located on the South Side of Souder Road, East of Maple Avenue. Zoning Classification: I-1, BR-SP-85-03-03R

#### **Staff Presentation and Recommendation**

Mr. Stup presented the staff report for a Concept Plan to add a two story, 4,800 SF (2,400 SF each floor) addition to the existing restaurant portion of the Car Wash Complex.

Issues that need to be addressed are as follows:

- Verification of existing uses approvals and compliance with the conditions of approvals and proposed expansion.
- Residential Component not permitted by right in this Zoning District.
- Trash areas to be identified and screened.
- Correct discrepancies between the plan and submitted request.
- Performance Standards of Article 18.6 must be addressed due to multiple uses.
- Setbacks must be shown, building dimensions and heights added, and side yard variance obtained.
- Parking calculations to include ADA Compliance must be provided.
- All required parking must be met on site. Overflow parking may be outside the site area.
- Sidewalks must be provided along the restaurant frontage with designated walk areas in parking/travel way and ADA Compliance must be provided.
- Screening and landscaping acceptable to staff must be provided.
- Address exterior light concerns and show existing and proposed lighting.
- Provide signage information.
- Topography of site must be provided.
- Submit point-by-point response to APFO Compliance and draft Developer's Option Letter if needed.
- Satisfy MSHA Comments.
- Address Agency Comments.
- Provide documentation of previous Board of Appeals Approvals and Previous Site Plan Approval Compliance.

Mr. Stup answered questions with regard to the plan and references to Zoning Ordinance.

**Applicant**

Mr. Ray Reed answered question with regard to the Site Plan and the many issues. He indicated that the restaurant manager and an employee would reside in the residential apartments. He further stated that the apartments helped his financing application. Ms. Timmons spoke with regard to the current and future restaurant operation and answered Commission questions on the application.

**Public Comment**

None.

**Rebuttal**

None.

**Decision**

The Planning Commission offered the following comments to include Staff issues:

- Agreed with Staff Issues.
- Concerned that there was too much on the lot.
- Generally supported the expansion if issues could be addressed.
- Advised the Applicant that it appeared that Board of Appeals Approvals were necessary in order to proceed.

**VOTE: None Required**

**Public Comment**

None

**Adjournment**

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Connie Koenig, Secretary  
Brunswick Planning Commission